



PINE FORD

PUBLIC INFORMATION FACT SHEET

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*Big River, Inc.
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Pine Ford Study
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SUMMARY FACT SHEET OF THE 27 AND 28 OCTOBER 1981 PUBLIC MEETING WORKSHOPS

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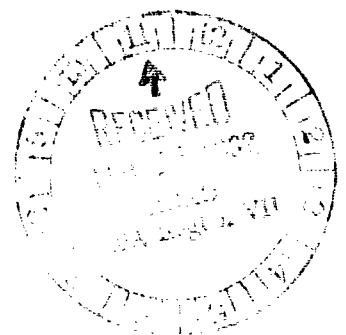


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**US Army Corps
of Engineers**

St. Louis District



JUST TO REFRESH YOUR MEMORY

STUDY HISTORY

The Pine Ford Lake Project was originally authorized by Congress in 1966 as one of the major lake projects in a comprehensive plan for water resources development in the Meramec River Basin. This comprehensive plan evolved as a result of the study efforts of eleven Federal and nine state agencies.

THE ORIGINAL PLAN

The original plan for the Pine Ford Lake Project called for constructing a 2,070-foot long earth-filled dam with concrete spillway on the Big River. The site location was originally twelve miles northwest of DeSoto, Missouri, near the Highway Y bridge. The impoundment was to be approximately 3,700 acres at normal pool and would store water for flood control, recreation, water supply, and other purposes.

A NEED FOR REFORMULATION

When Congress provided funds for additional planning several years ago, the Corps of Engineers determined that the economic and physical conditions and social preferences had changed significantly and that the project should be reformulated. Reformulation means reassessing and redefining the problems and needs of the study area and preparing a variety of plans (not just one) to deal with the water-related problems.

NO SPECIAL PREFERENCE

Although a lake-type project has already been identified as one solution to the various water-related problems of the study area, it will not be given special preference during this reassessment. This plan will be considered along with various structural and nonstructural alternatives designed for purposes such as flood control, recreation, water supply, and others.

RESULTS OF THE LAST PUBLIC MEETING WORKSHOPS

WHERE AND WHO

As you probably know, the public participated in the study by expressing their concerns and interests on water-related problems and needs within the study area during two public meeting workshops. These meeting workshops were held at Eureka High School on October 27th and DeSoto High School on the 28th as part of the Public Involvement Program for the study. A total of 246 people attended; 108 participating at Eureka with the remaining 138 at DeSoto. TABLES 1 and 2 show the category of interest and geographical areas represented by the participants.

TABLE 1

County/Community	Eureka	DeSoto	Total
St. Louis Co.	62	13	75
Jefferson Co.	23	100	123
Franklin Co.	7	1	8
Washington Co.	—	7	7
St. Francois Co.	1	5	6
Other Communities	15	11	26

TABLE 2

Category of Interest	Eureka No.(%)	DeSoto No.(%)	Total No.(%)
Stakeholder	40(37.0)	56(40.6)	96(39.0)
Public			
Official	8 (7.4)	13 (9.4)	21 (8.5)
Agency Rep.	9 (8.3)	7 (5.1)	16 (6.5)
Interest			
Group Rep.	9 (8.3)	6 (4.3)	15 (6.1)
Interested			
Individual	36(33.4)	52(37.7)	88(35.8)
Other	6 (5.6)	4 (2.9)	10 (4.1)
TOTAL	108	138	246

Participants were randomly assigned to small groups to give each person a better opportunity to identify water-related problems, needs, and concerns in the study area.

WHAT WAS IDENTIFIED

A total of 336 statements were made by meeting participants which identified various water-related problems, concerns, and needs in the Pine Ford study area. Participants at Eureka identified 136 problems while those at DeSoto identified 200 problems. These were summarized as pertaining to the following topics:

- flooding
- water supply
- water quality
- recreation
- environmental quality
- erosion control
- fish and wildlife
- cultural resources
- economic development
- land use
- hydropower
- navigation
- management
- transportation

Many problems identified dealt specifically with the effects of various alternatives, especially a lake. Still others expressed a need for more information on the study, especially possible alternatives and the quality of life in the area. Some of the statements concerned problems which the Corps can study but which would require a solution outside the Corps' authority to put into operation. Examples are problems such as zoning, flood plain regulations, and improved land use to slow down erosion. Many statements actually involved multiple issues. In order to analyze the results, a few of the statements had to be refined to isolate the one issue that seemed to be most important to the participant.

WHAT YOU THOUGHT MOST IMPORTANT... ...LEAST IMPORTANT

We have mentioned 336 statements concerning seventeen major topic areas but we haven't said anything about how important each one was to the participants. At the meetings, we not only asked the participants to tell us their problems and concerns (related to water resources), but we also asked them to rate the level of importance of each statement. The results of this ranking by topic for each meeting and overall are shown in TABLE 3. The number of times each topic was

mentioned is shown in parentheses.

As you can see, some highly ranked topics were not mentioned as often as some ranked lower. This indicates that topics such as Quality of Life and Erosion Control, though not mentioned often, were considered very important to the participants in the small groups where they were mentioned. Other problem areas such as water quality, flooding, and recreation were brought up much more frequently but were not rated as high. As you examine TABLE 3, you might consider that both frequency of mention and ranking are important in evaluating each topic.

SIMPLY PUT

It seems apparent that problems relating to water quality, especially the heavy metals content in the Big River, are of major concern to Pine Ford area citizens and other participants. Although not specifically a water resources problem, it's also clear that the public wants more factual information on the study. Many statements relating to recreation dealt not only with a demand for localized flat-water recreation, but also for improved access to the Big River so that free-flowing stream recreation would be more available. Flooding in the study area was a primary concern and many specific flooding problems were identified on the lower Big and Meramec Rivers. Water supply was mentioned often and rated relatively high, with several specific references dealing with future water shortages in Jefferson County.

CONCLUSIONS

Several areas of conflict became apparent in the problem identification and evaluation process. The participants seemed to be "polarized" (that is, their opinions varied from one extreme to the other) on such topics as water-related recreation, specifically flat-water versus free-flowing streams; environmental quality, development of natural resources versus preservation of existing environmental conditions; developing additional business and industry versus maintaining the status quo; and water supply, perceived shortages versus adequate future supply. Some disagreement was also identified on the topic of flood control, although opinions did not differ as widely as on the previously mentioned topics.

There seemed to be agreement on the topic of water quality, ranked as the water resources problem most important in the study area. With a few exceptions, water quality comments centered around the concern for the heavy metals content of the Big River. These pertained to both existing river conditions and to the effect that possible alternatives, specifically a lake, might have on the problem.

TABLE 3

RANKINGS BY TOPIC

Topic	Eureka # Rank (Times Mentioned)	DeSoto # Rank (Times Mentioned)	Total # Rank (Times Mentioned)
Water Quality	#1 (11)	#1 (21)	#1 (32)
Erosion Control	-- --	#3 (5)	#2 (5)
Quality of Life	#3 (1)	#2 (2)	#3 (3)
Information	#11 (2)	#5 (9)	#4 (11)
Water Supply	#4 (22)	#7 (25)	#5 (47)
Land Use	#6 (6)	#4 (4)	#6 (10)
Flooding	#5 (17)	#6 (18)	#7 (35)
Economic Development	#7 (4)	#8 (8)	#8 (12)
Environmental Quality	#2 (11)	#12 (10)	#9 (21)
Recreation	#8 (15)	#10 (25)	#10 (40)
Fish and Wildlife	#9 (10)	#9 (11)	#11 (21)
Alternatives	#12 (28)	#11 (53)	#12 (81)
Hydropower	#10 (7)	#13 (3)	#13 (10)
Transportation	-- --	#14 (1)	#14 (1)
Cultural Resources	#13 (1)	#15 (2)	#15 (3)
Navigation	#14 (1)	#16 (2)	#16 (3)
Management	-- --	#17 (1)	#17 (1)

Many "problem statements" were related to alternatives and were presented as questions rather than problems. This told us that the people wanted and needed more and better information about the study. As we are able to provide the people with more information about the various alternative measures for overcoming the problems, we hope to reduce some of the disagreements and conflicts.

IT WAS WORTH YOUR TIME, YOU SAID SO!

As the workshops were concluding, we asked the participants to mark a grade on our "report card" by rating us on how well we accomplished the three objectives of the meeting workshops:

- (1) providing the people with background information on the study;
- (2) providing each person with an opportunity to identify water-related problems and needs; and
- (3) providing each participant with the opportunity to evaluate the importance of the identified problems and needs.

It seems that we received a passing grade on each objective. The results indicated that participants judged the large group sessions to be effective in providing background information on the study. The small group sessions were rated as even more effective in identifying and evaluating water-related problems. Many favorable written comments dealt with the overall effectiveness of the meetings. The fairness and impartiality of the small group sessions in obtaining public input was also emphasized several times.

While most comments were favorable, not everyone was satisfied. Some participants' comments complained about a lack of time to discuss identified problems, the lack of expertise to respond to specific study-related questions, and the lack of information available on the possible alternatives. (Alternative measures will be the topic of our 10 and 11 February meeting workshops.)

WHERE TO NOW?

THANKS AND COME BACK AGAIN

We'd like to thank you for helping us identify your problems and needs. Now we're asking you to help us in developing the best solutions to these problems. You can do this by participating in one or both of your public meeting workshops scheduled as follows:

TO BE HELD: Wednesday, February 10, 1982
REGISTRATION: 6:30 p.m.

MEETING: 7:00 p.m.

LOCATION: Jefferson County Junior
College, Highway 21, North
of Hillsboro, Missouri

TO BE HELD: Thursday, February 11, 1982

REGISTRATION: 6:30 p.m.

MEETING: 7:00 p.m.

LOCATION: Holiday Inn, I-44 North
Service Road, Eureka,
Missouri

PURPOSE OF WORKSHOPS

It was determined that the water resource problems identified at the October workshops could be classified into four major categories.

At these February meeting workshops, we will present and discuss the alternative measures that could help solve the water resource problems within these categories:

-environmental/water quality

-water supply

-flooding

-recreation

These measures will include:

-Levees/Floodwalls

-Single-Purpose Reservoirs

-Multipurpose Reservoirs

-Floodproofing

-Permanent Flood Plain Evacuation

**-Flood Warning and Temporary
Evacuation**

-Flood Plain Regulations

-Pipelines

-Wells

-Water Conservation

**-Reroute Big River (to avoid
tailings piles)**

-Construct Sediment Traps

-Structural Containments

-Rehandling/Disposal of Tailings

-Repair Tailings Dam Side Slopes

-Natural Flushing

-Natural Sedimentation

-Greenbelts

-River Access Areas

We will also list good and bad points known to be associated with each measure. The participants at these meeting workshops will have an opportunity to identify other measures and other pros and cons of measures which the study team might have missed. We will then ask the participants to give us their reactions by rating the various measures. This will help us refine plans which are preferred and can be supported by those concerned with the Pine Ford study area.

We are planning to have as much information about the study on hand at the meetings as we possibly can. Study team members from the Corps' District Office will be available to answer questions.

These meetings will assist us in developing alternatives which (1) meet the needs you've identified and (2) can be supported by you, the individuals who are most concerned about the Pine Ford study area.

QUESTION-ANSWER SECTION

Though the October meeting workshops were held to identify problems and needs, many questions were asked about concerns - should a project of any kind be recommended. Here's the answer to three of them.

Question: Jefferson County is planning to replace or rehabilitate a number of bridges. If a lake is going to be built, how will this affect the bridge program?

Answer: We know from the public meeting workshops in late October that people find it hard to think about any kind of project except a dam and lake. We may be getting ahead of ourselves with questions like this because we are examining a variety of plans besides large lakes. However, we do know about the bridge problem and we've been in contact with the engineering firm that is working for the county on this program. We have suggested that the county try to avoid making firm plans for the bridges in the project area until June 1982 when the Corps should have preliminary plans available for Pine Ford if some kind of project is recommended. At that time we should have a good idea of which (if any) bridges might be affected. In any event, if it would be necessary to relocate or alter any bridges or roads, this would be accomplished at Federal expense, except for any betterments that might be involved. By "betterments" we mean the difference in value between a new, modern structure and, say, an old bridge in poor condition that might be replaced.

Question: How does the Corps go about acquiring land for a project of any kind so that property owners are treated fairly?

Answer: When the Corps starts to acquire land for a project (for Pine Ford, we're talking about at least 5 years from now under the best of circumstances), we would first have the properties appraised to determine the fair market value. Our real estate representatives would then try to negotiate a purchase price with the property owner. While the negotiations are underway, the owner can present information that the appraiser might not have considered. If someone's home is involved, the resident would be entitled to an extra amount to pay for the cost of relocating to other suitable housing. If our real estate people and the landowner can't agree on a fair price, which is the exception rather than the rule, a condemnation process would result with the purchase price being decided by a judge or jury.

Question: How would a project at Pine Ford affect the taxpayers of Jefferson County?

Answer: This is a hard question to answer because the type of project hasn't been decided yet and because, even when the project is defined, the tax impacts would be very uncertain. Let's look at one example.

If a great deal of property would be acquired, the county could feel the effect of the lost real estate taxes. However, if the land would not be used immediately for the project, the Government would try to lease the property. Seventy-five percent of the revenues from these leases would be turned back to the county to help make up for the lost property taxes.

Going a step further, if people have to be relocated, they might decide to spend their relocation allotment in the county and this could increase economic activity in the area. If they decide to build new homes or renovate existing homes, this could stimulate the local construction industry and increase the real estate tax base.

Once a project is under construction, local workers could find employment opportunities and local businesses could enjoy higher sales. In this case, sales and income tax receipts could increase.

When the project is finally completed, the area could become more attractive to industry, to people who are looking for recreation opportunities, and to business people who expect a growing market for their goods or services. Under these circumstances, we could expect property values to increase, and the higher level of economic activity could lead to higher incomes and increased tax revenues.

On the other side of the coin, an increasing population and a large industrial and business community could require increased county and municipal services: more police and fire protection, expanded utilities, more

streets and roads to build and maintain, and maybe additional schools and hospital facilities.

The point of this example is to show that we can't tell how all of these factors might balance out over the years.

ABOUT THE FACT SHEET

The purposes of this Pine Ford Study Public Information Fact Sheet No. 2 are:

- to present summary information regarding your input at the October public meeting workshops;

- to inform you of the next public meeting workshops and to encourage you to participate; and

- to answer a few of the questions you asked.

If you have additional questions or comments concerning the Pine Ford Study, please contact:

**US Army Engineer District, St. Louis
ATTN: Kevin Milligan
Public Involvement Coordinator
210 Tucker Blvd., North, Room 856
St. Louis, MO 63101
(314) 263-5752**

**THESE ARE YOUR MEETING WORKSHOPS!
IF YOU HAVE SOMETHING TO:**

(1) SAY

(2) ASK

OR

**(3) IF YOU SIMPLY WANT TO HEAR
ABOUT WHAT'S GOING ON**

THEN BE THERE!

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